142.0	0001	0003.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,300 /	717,300
					USE VALUE:	717,300 /	717,300
					ASSESSED:	717,300 /	717,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POCHINI MICHAEL F ETAL/ TRS
Owner 2:	DIANE C POCHINI FAMILY IRREVOC
Owner 3:	
Street 1:	75 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POCHINI DIANE C -
Owner 2:	-
Street 1:	75 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,313 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 1461 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5313.000	253,800		463,500	717,300
Total Card	0.122	253,800		463,500	717,300
Total Parcel	0.122	253,800		463,500	717,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.90 | /Parcel: 490.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91171
GIS Ref:
GIS Ref:
Insp Date: 05/08/18

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,800	0	5,313.	463,500	717,300	717,300	Year End Roll	12/18/2019
2019	101	FV	212,300	0	5,313.	434,500	646,800	646,800	Year End Roll	1/3/2019
2018	101	FV	212,300	0	5,313.	359,200	571,500	571,500	Year End Roll	12/20/2017
2017	101	FV	212,300	0	5,313.	330,300	542,600	542,600	Year End Roll	1/3/2017
2016	101	FV	212,300	0	5,313.	301,300	513,600	513,600	Year End	1/4/2016
2015	101	FV	207,900	0	5,313.	295,500	503,400	503,400	Year End Roll	12/11/2014
2014	101	FV	207,900	0	5,313.	274,600	482,500	482,500	Year End Roll	12/16/2013
2013	101	FV	207,900	0	5,313.	261,300	469,200	469,200		12/13/2012

!10946!

PRINT: Date 12/11/20 | Time 01:10:48

LAST REV: Date 01/17/19 | Time 14:17:46 | mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10946

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POCHINI DIANE C	72059-191	1	12/27/2018	Convenience	99	No	No		
	10947-354		9/30/1965			No	No		Ernest J Pochini Jr dod 9/24/2017

USER DEFINED

Prior Id # 1:	91171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/19/2008	Meas/Inspect	355	PATRIOT
12/15/1999	Inspected	256	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5313		Sq. Ft.	Site		0	80.	1.09	9									463,510						463,500	

Total AC/HA: 0.12197 | Total SF/SM: 5313 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 463,510 | Spl Credit | Total: 463,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344819
Depreciation:	91032
Depreciated Total:	253787

COMMENTS

273 S/F ADDED FROM 142-1-3A 4/97 648-4244.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

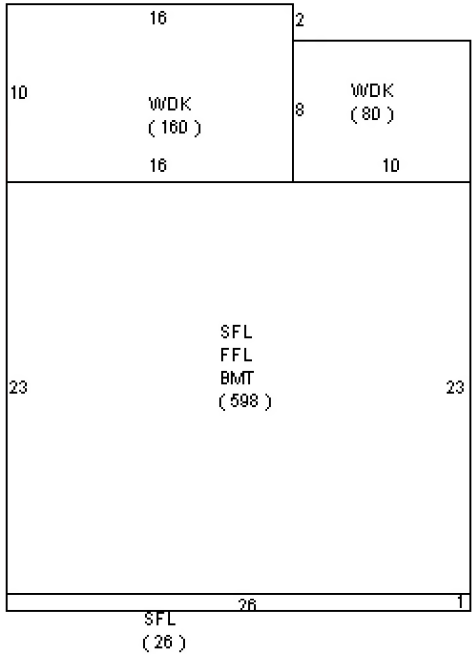
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	123.20
Final Total:	253800	Val/Su SzAd	207.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	624	182.230	113,713
BMT	Basement	598	68.880	41,192
FFL	First Floor	598	182.230	108,975
WDK	Deck	240	10.170	2,440

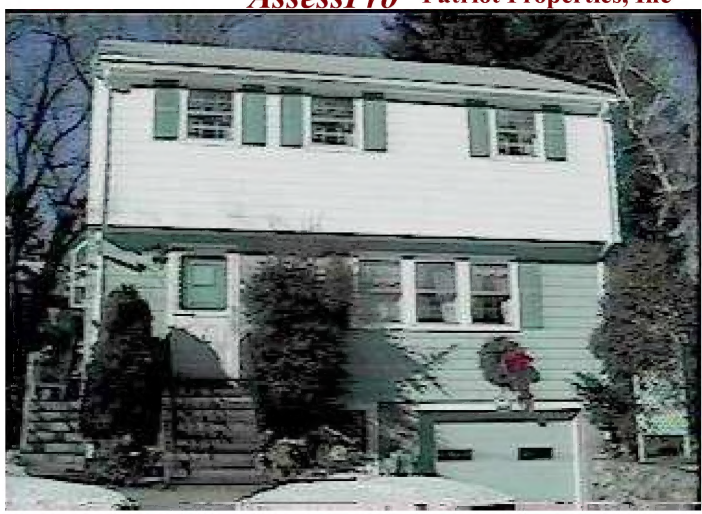
Net Sketched Area:	2,060			Total:	266,320
Size Ad	1222	Gross Are	2060	FinArea	1461

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	